

Trails at Sand Hollow Apartments

HURRICANE, UT 84737



42.945 ACRES

RM-3 / MULTI-FAMILY

673 UNITS

BLOCK A1 - BLOCK A2

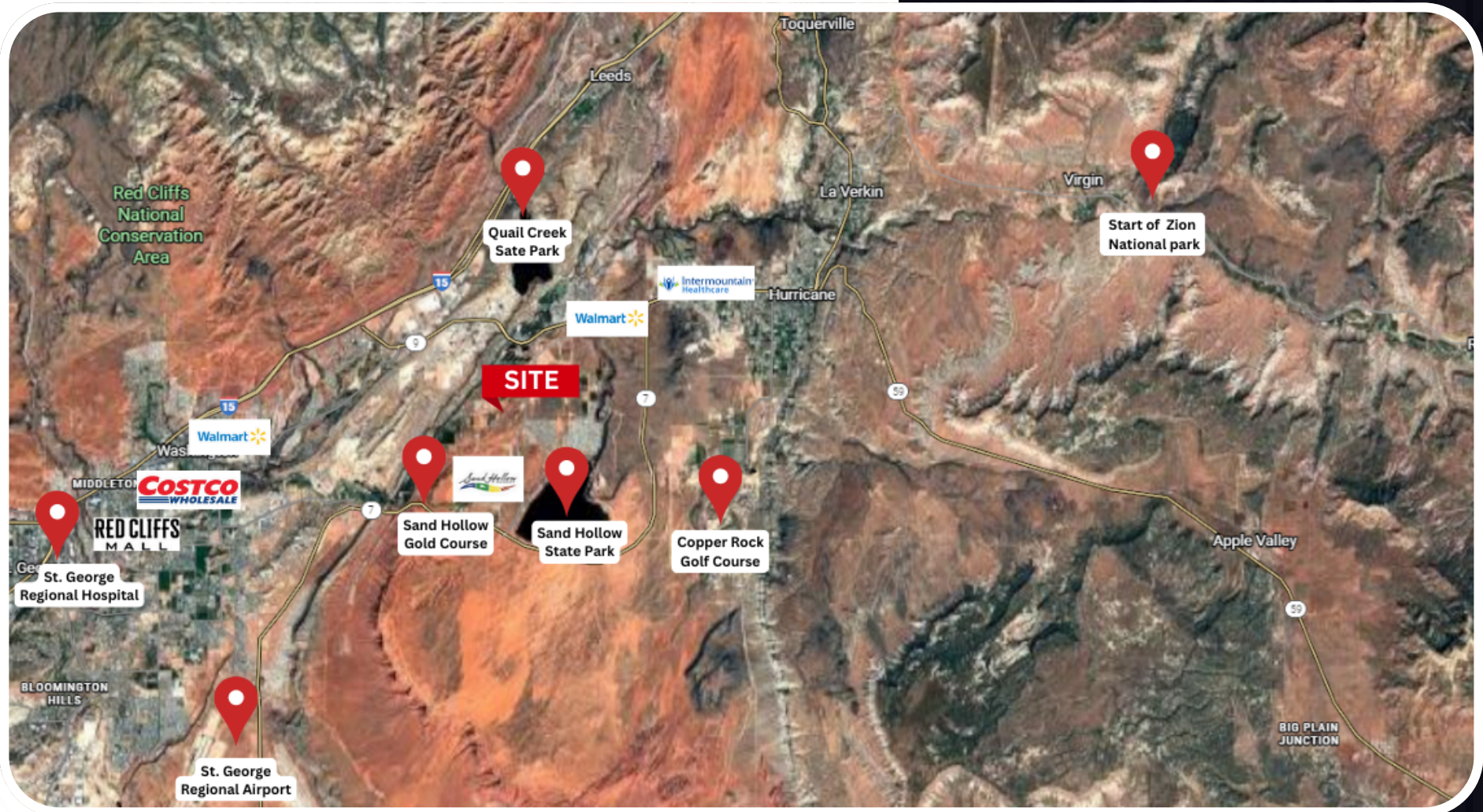
\$23,675,000

OFFER PRICE



Element is pleased to present the opportunity to acquire 42.945 acres within the Trails at Sand Hollow, a premier master-planned community located in Hurricane, Utah. This exceptional development site is strategically positioned on Sand Hollow Road, offering seamless access to key transportation corridors, recreational amenities, and regional attractions. The property is zoned RM-3 for multi-family residential development, featuring a thoughtfully designed layout that includes a mix of apartments, townhomes, and condominiums. The seller is also willing to sell the property in sections if necessary.



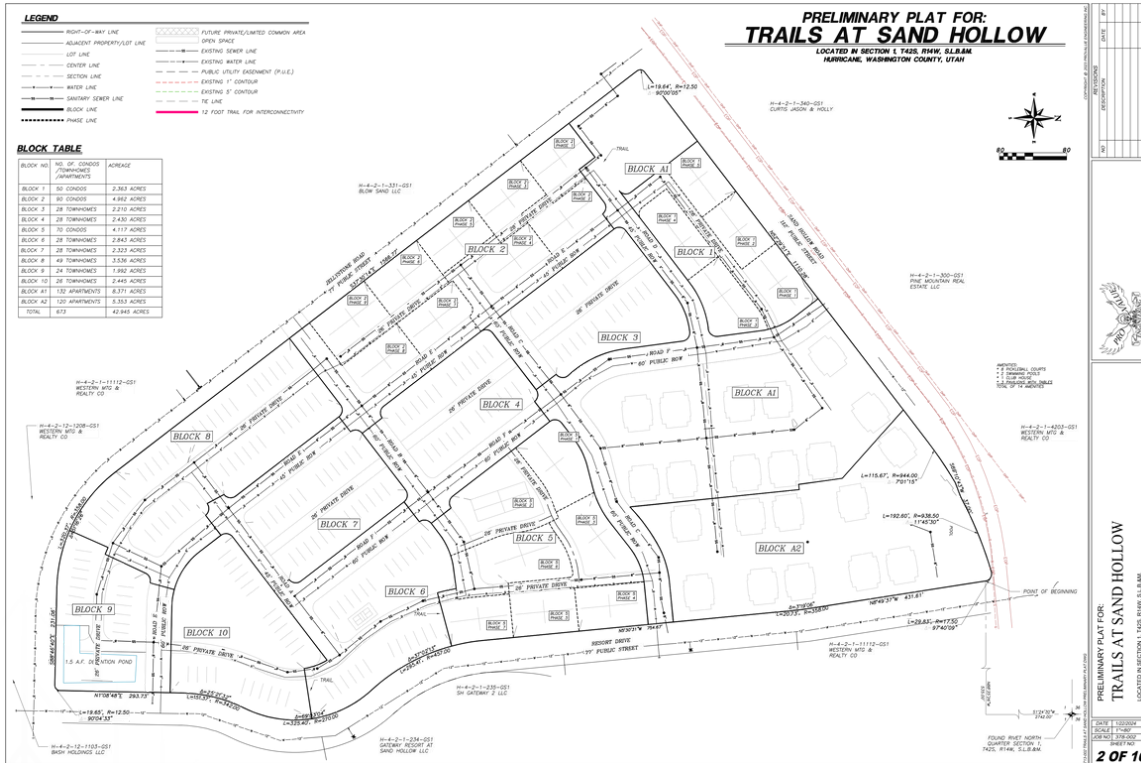


Ideally positioned between St. George and the gateway to Zion National Park, this site offers future residents immediate access to many of Southern Utah's most notable attractions. Its proximity to the Southern Parkway and the I-15 Hurricane interchanges ensures convenient regional connectivity, making daily commuting and weekend recreation equally effortless. From nearby state parks and golf courses to essential services such as shopping, dining, and healthcare, residents will enjoy a location that blends natural beauty with everyday convenience.



Surrounded by a rapidly expanding residential corridor, this site offers an exceptional opportunity to introduce a thoughtfully planned community that complements Hurricane's ongoing growth. Its prime location supports a variety of living options for residents seeking access to world-class recreation, essential services, and the conveniences of the St. George–Zion region. This development is well-positioned to become a vibrant, connected neighborhood within one of Southern Utah's most active and desirable markets.

Simply Land Master Plan

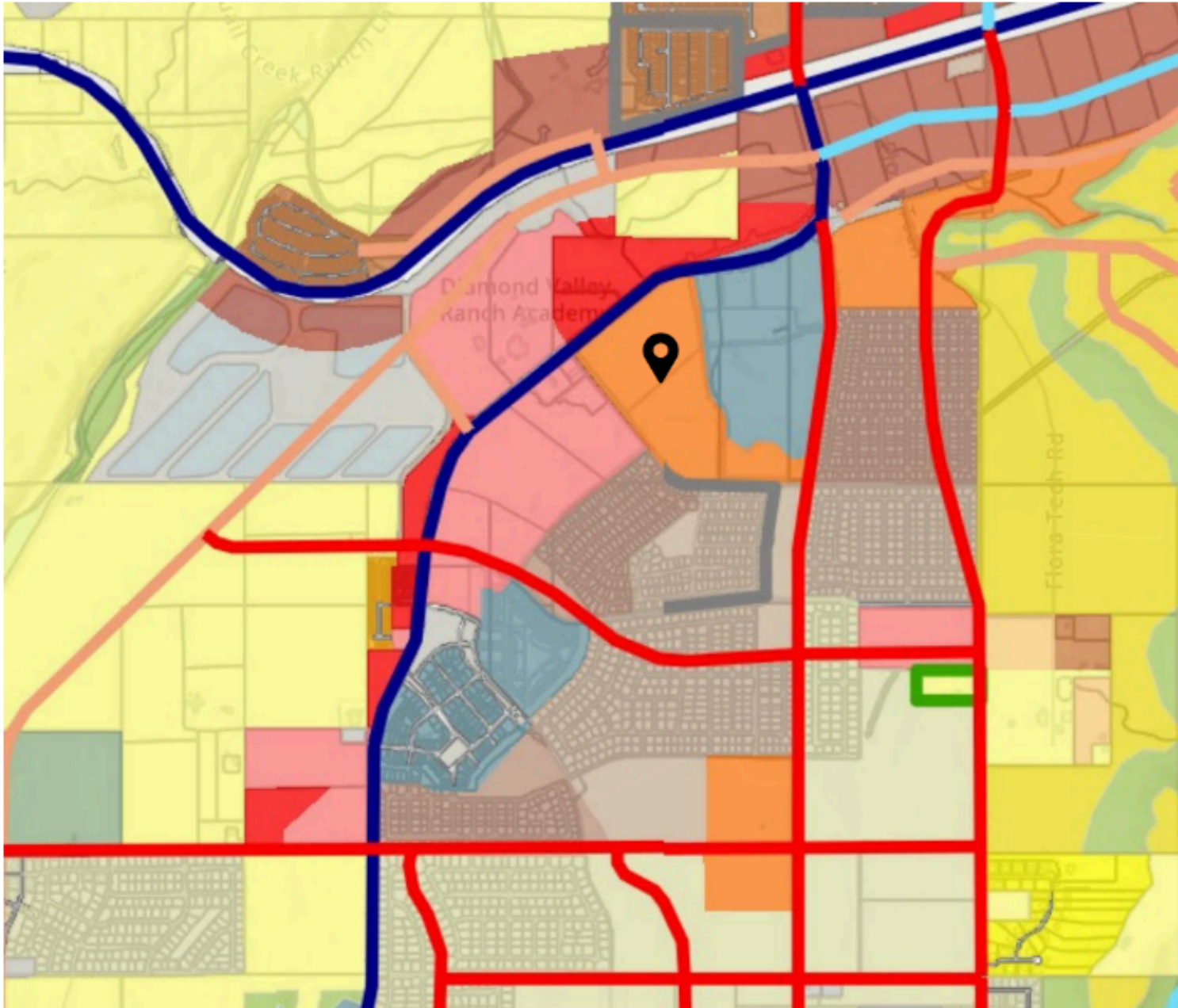


| Type | Unit Count | Price | Total | |
|----------|------------|------------|----------|---------------------|
| Block 1 | Condos | 50 | \$32,500 | \$1,625,000 |
| Block 2 | Condos | 90 | \$32,500 | \$2,925,000 |
| Block 3 | Townhomes | 28 | \$50,000 | \$1,400,000 |
| Block 4 | Townhomes | 28 | \$50,000 | \$1,400,000 |
| Block 5 | Condos | 70 | \$32,000 | \$2,275,000 |
| Block 6 | Townhomes | 28 | \$50,000 | \$1,400,000 |
| Block 7 | Townhomes | 28 | \$50,000 | \$1,400,000 |
| Block 8 | Townhomes | 49 | \$50,000 | \$2,450,000 |
| Block 9 | Townhomes | 24 | \$50,000 | \$1,200,000 |
| Block 10 | Townhomes | 26 | \$50,000 | \$1,300,000 |
| Block A1 | Apartments | 132 | \$25,000 | \$3,300,000 |
| Block A2 | Apartments | 120 | \$25,000 | \$3,000,000 |
| | | 673 | | \$23,675,000 |

The 42.945-acre property presents an exceptional opportunity to create a dynamic, master-planned community in Hurricane, Utah. The proposed plan features 637 residential units in a variety of housing types, offering a diverse mix of options to support the area's growing market. The residential breakdown includes:

- 252 apartments (132 in Block A1 and 120 in Block A2)
- 210 condominiums
- 211 townhomes

Zoning Map



Zoning

Classification

- A-10: Agricultural - 1 Unit Per 10 Acres
- A-5: Agricultural - 1 Unit Per 5 Acres
- RR: Recreational Resort Zone
- OS: Open Space
- RA-1: Residential Agricultural - 1 Unit Per Acre
- RA-0.5: Residential Agricultural - 2 Units Per Acre
- R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
- R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
- R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
- R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
- RM-1: Multi-Family - 6 Units Per Acre
- RM-2: Multi-Family - 10 Units Per Acre
- RM-3: Multi-Family - 15 Units Per Acre
- MH/RV: Mobile Home - RV
- GC: General Commercial
- PC: Planned Commercial
- HC: Highway Commercial
- NC: Neighborhood Commercial
- BMP: Business/Manufacturing Park
- M-1: Light Industrial
- M-2: Heavy Industrial
- Public Facility

Why Southern Utah



ONE OF THE FASTEST GROWING REGIONS

Known for its strong tourism economy, expanding residential communities, and unmatched outdoor recreation. With year-round visitors, a pro-business environment, and rapidly rising population, the area offers exceptional opportunities for investment, development, and long-term growth.

QUALITY OF LIFE ADVANTAGES

- Warm climates + Recreation opportunities
- Emerging new developments in commercial as well as residential

OPERATING ADVANTAGES

- Low taxes, affordable operating cost
- Room for new and expanding companies with a wide range of financial resources and entrepreneurial services and support
- With rapid growth and increase in population it offers strong workforce as well as consistent tourism-driven demands.

Area Demographics

| | POPULATION | AVG. HOUSEHOLD INCOME | TOTAL HOUSING UNITS |
|-------------------|------------|-----------------------|---------------------|
| Hurricane | 20,0036 | \$67,414 | 8,601 |
| Washington City | 27,2993 | \$94,015 | 12,910 |
| Washington County | 180,279 | \$86,983 | 88,415 |



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HURRICANE, UT

CONTACTS

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